



COMMUNITY DEVELOPMENT
RESOURCE AGENCY

Housing Program Mid-Year Work Plan Update

Fiscal Year 2020-2021

March 30, 2021

A Multi-Disciplinary Team

- Chief Executive Office
- Community Development Resource Agency
- Department of Facilities Management
- Department of Public Works
- Economic Development
- Health and Human Services
- Public Information Office
- Real Estate Services

County Housing Goals

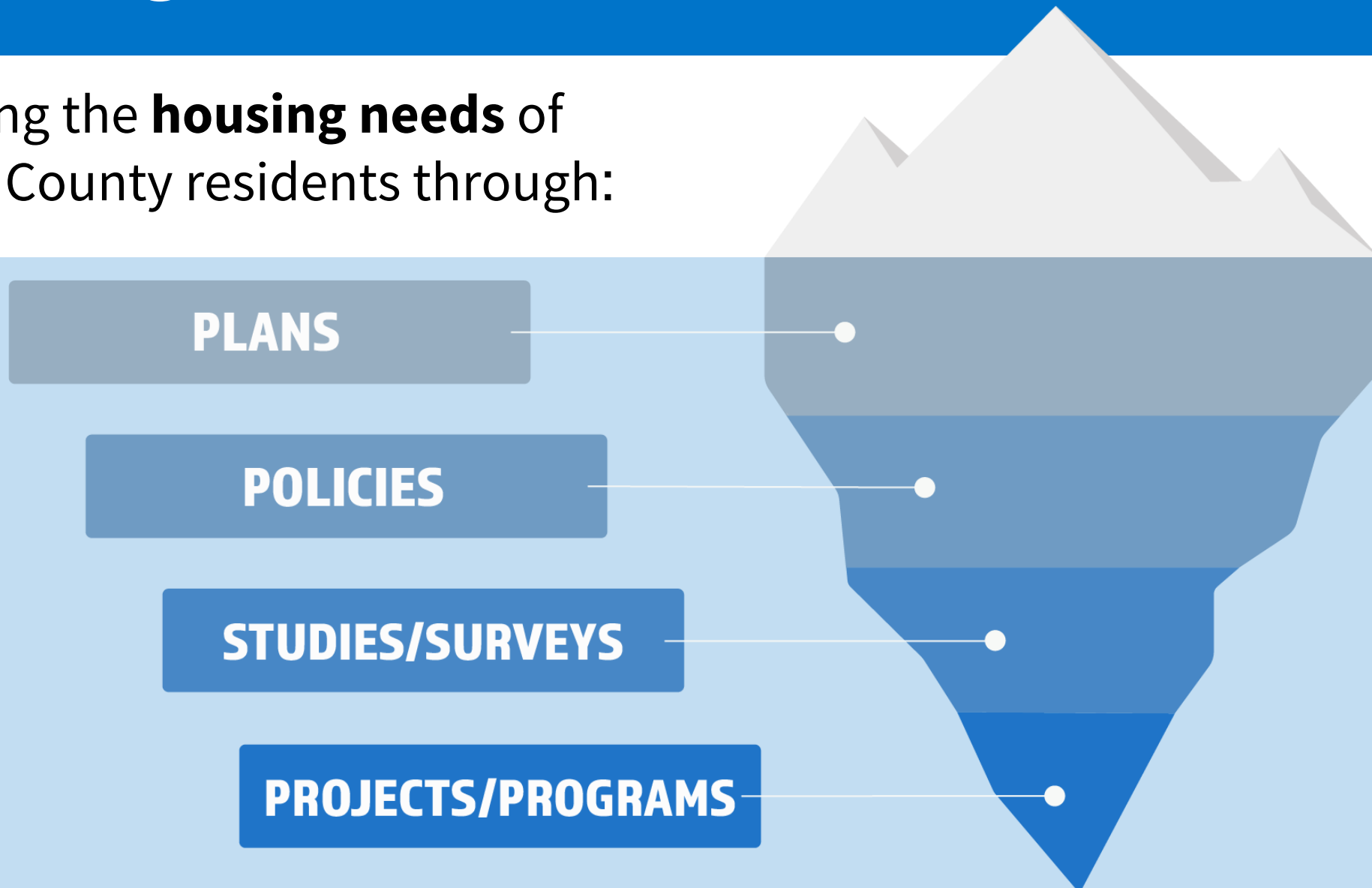
Increase the availability of a mix of housing types in the County

Improve the County's overall employment growth

Reduce vehicle miles traveled (VMT)

Planning Below the Surface

Fulfilling the **housing needs** of Placer County residents through:



What's below the surface?

County Inputs

PLANS



Tahoe Basin Area Plan, Housing Program Work Plan, General Plan, Specific Plans, Community Plans, TRPA Regional Plan, Placer County Sustainability Plan, SACOG Regional Plans

POLICIES



Housing Element, Density Bonus Laws, Tenant Protection Laws, Permit Fee Reduction Laws

STUDIES/SURVEYS



Green Means Go Infill Development Study, FlashVote Surveys, Gridics and Urban3 studies, North Auburn Sewer Study

PROJECTS/PROGRAMS



Accessory Homes Program, Mercy Housing, Dollar Creek, Hopkins Village, Workforce Housing Preservation Program, Tenant Based Rental Program, Affordable Housing and Employee Accommodation Ordinance and Fee, Housing Code Amendments

What's above the surface?

County Outputs



Supporting Housing

Developing quality and affordable housing in Placer County

Provided over
\$26 million
in housing assistance
from 2010 - Today

Supported creation
of over **466 units** of
affordable housing
from 2010 - Today

Seeking to create
4,728 units
of affordable housing
by 2029

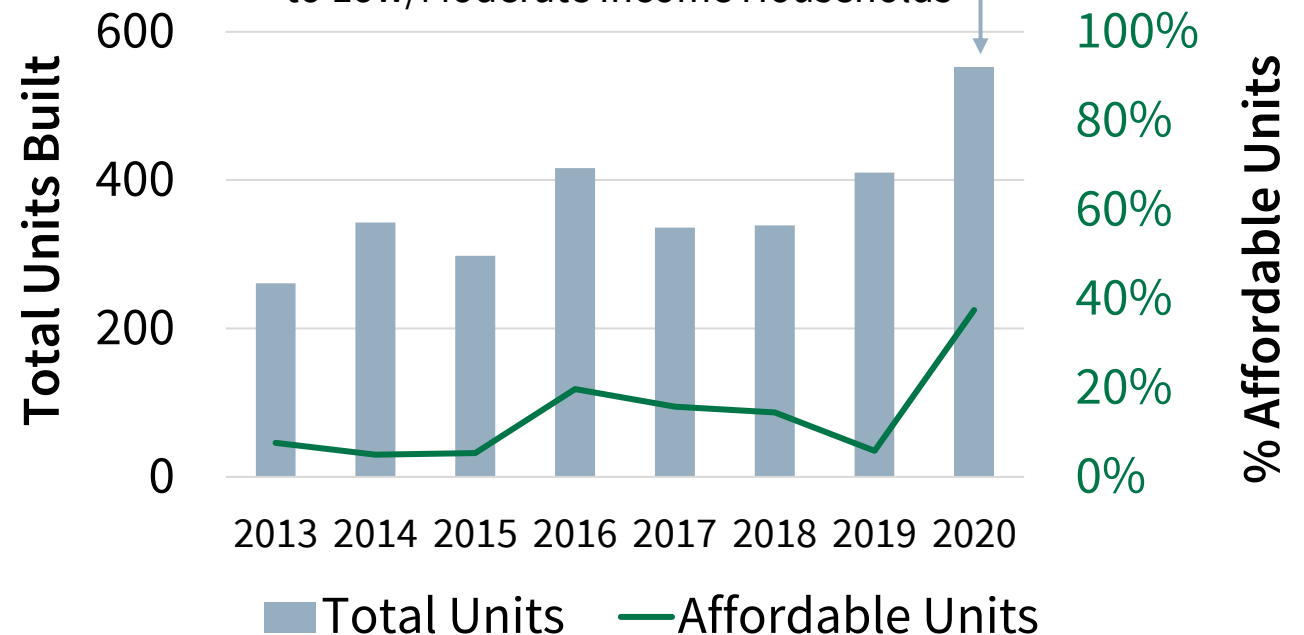
Wrapping up the 5th RHNA Cycle

2013 – 2021 Housing Element RHNA

| Income Level | Allocation | Units Built | % of Total |
|----------------|------------|-------------|------------|
| Very Low | 1,365 | 123 | 9% |
| Low | 957 | 140 | 15% |
| Moderate | 936 | 205 | 22% |
| Above Moderate | 1,773 | 2,487 | 140% |
| Total | 5,031 | 2,955 | 59% |

35% of residential permits issued in 2020 were affordable to Low/Moderate Income Households

Over **15%** of the units built have been affordable to Low/Moderate Income Households



Notable Achievements – Programs & Policies

2020 – 2021

- Policy updates
 - Updated Tahoe Basin Area Plan consistent with State Accessory Dwelling Law
- Approved establishing new Housing Development Advisory Task Force
- Approved Workforce Housing Preservation Program
- COVID-19 Assistance
 - Implemented Tenant Based Rental Program
- A 14-unit motel in Tahoe was purchased through State's Homekey program to provide housing for people experience homelessness

Notable Achievements – Funding

2020 – 2021

\$7,757,162 in Housing Related Funding

- Workforce Housing Preservation Program to provide funds for workforce housing
- COVID assistance provided businesses with assistance loans
- Tenant Based Rental Program assisted 21 families to help in back rent and current rent
- Funded a sewer infrastructure constraints study in N Auburn
- Created a Tahoe Business Improvement District that allows the County to put funding towards workforce housing and transit improvements
- Housing Trust Fund committed to creating a pilot program to accelerate housing production
- Awarded funding for the Green Means Go program to develop multimodal transit and housing in green zones
- Mobility and infill acceleration study received funding to reduce GHG emission and supporting infill development
- Awarded funding to create studies to encourage housing at the PCGC
- Received State Homekey funding to purchase a 14-unit motel to house homeless individuals

Accessory Home Update

2020 Accessory Home Statistics

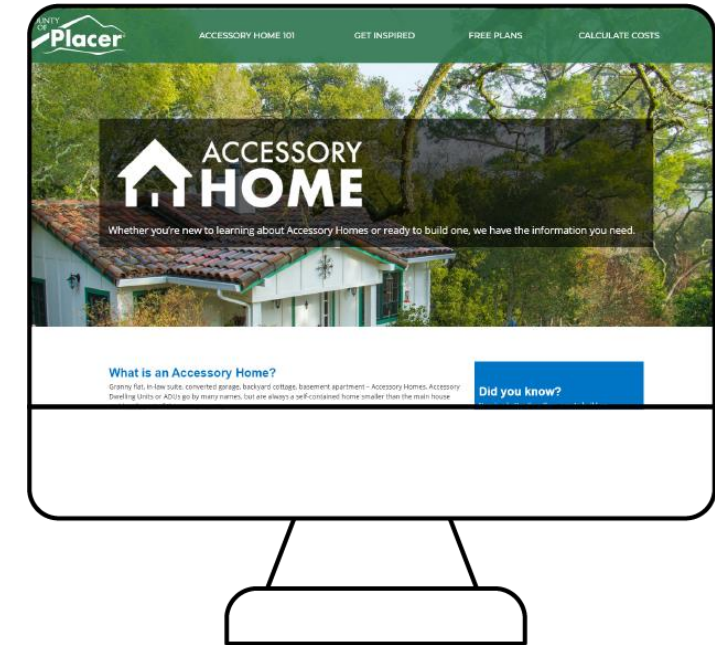
- 100 Applications Submitted
- 57 Permits Issued
- 182 Accessory Home Inquires
- 25 Completed Construction

2021 Accessory Home Statistics (as of 3/8/21)

- 19 Applications Submitted
- 10 Permits Issued
- 60 Accessory Home Inquiries

NEW! Accessory Home Website

1. Free Pre-Approved Plans
2. Cost and ROI Calculator
3. Testimonials from Accessory Homeowners
4. Design Inspiration Book
5. Branding Rollout



<https://www.placer.ca.gov/accessoryhomes>

2021-2029 Housing Element Update

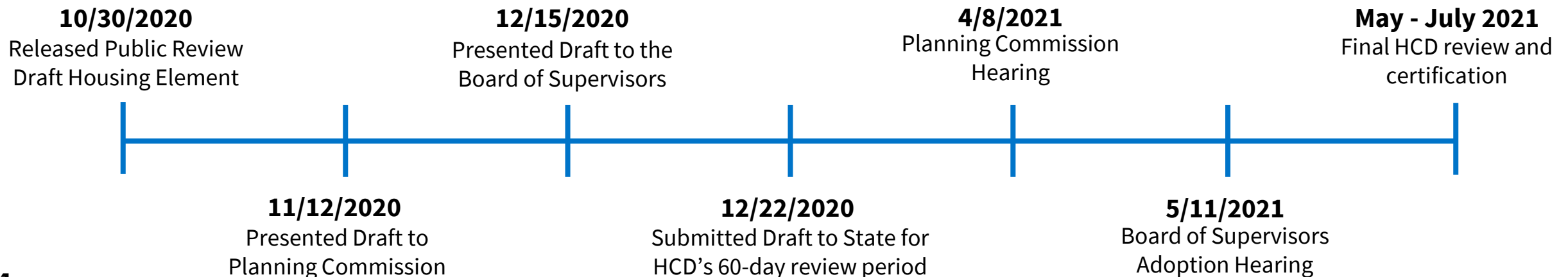
Public Participation

- 3,238 residents participated in one of Placer County's five FlashVote surveys
- 140 people registered to participate in first public workshop in July 2020

Housing Element Updates

Introduced 22 new policies & 24 new programs including:

- Construction Labor Force
- Adaptive Reuse and Conversion of existing properties
- Temporary Housing on Religious Institution Property



2021 – 2029 Housing Element RHNA

2021 – 2029 RHNA by Income

| | Very Low | Low | Moderate | Above Moderate | Total |
|-----------------------------------|--------------|--------------|--------------|----------------|--------------|
| Unincorporated County | 2,017 | 1,215 | 1,242 | 2,945 | 7,419 |
| Unincorporated Tahoe Basin | 110 | 67 | 77 | 181 | 435 |
| TOTAL | 2,127 | 1,282 | 1,319 | 3,126 | 7,854 |
| Percent of Total | 27.1% | 16.4% | 16.7% | 39.8% | 100.0% |

SACOG's Green Means Go

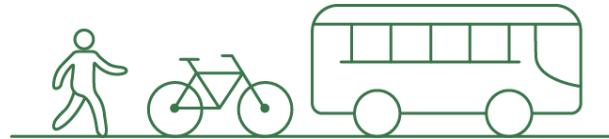
Awarded \$140,000



For infill development in North Auburn
within green zones to encourage

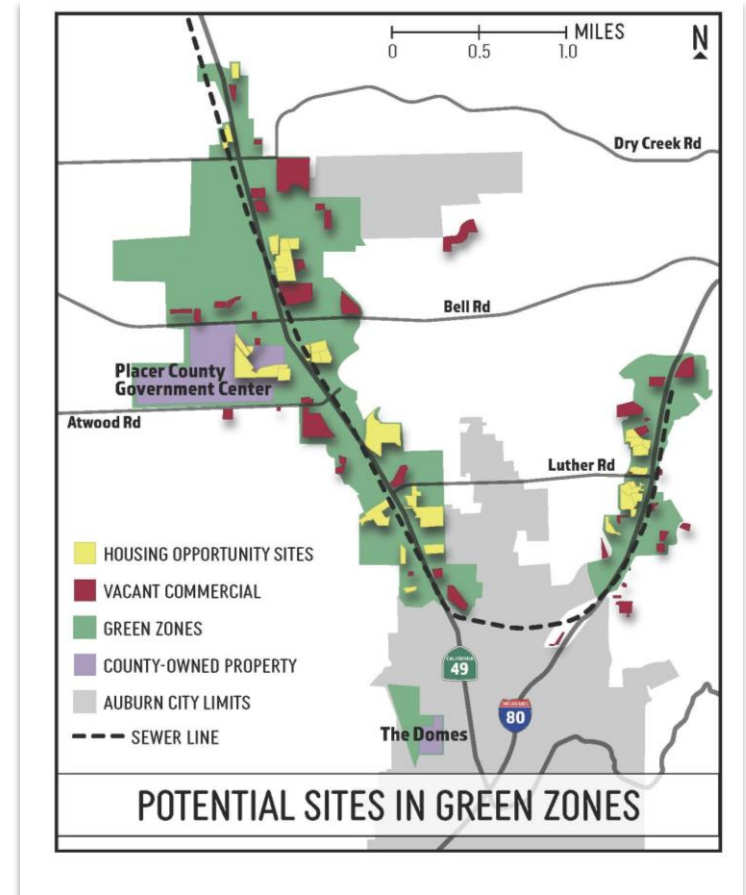


Housing development



Multimodal transportation

Currently applying for an additional \$350,000



Opportunity Sites

The Board approved the Housing Development Taskforce on 2/9/2021

- ➔ County Staff previously identified “Housing Opportunity Sites” underutilized infill properties close to transit and employment ideal for affordable Housing.
- ➔ The goal of the taskforce is to galvanize the creation of housing by working to develop the Housing Opportunity Sites.
- ➔ Applications for taskforce members opened February 9, 2021 and were due March 19, 2021. Staff are currently evaluating applicants.

Housing Code Amendments

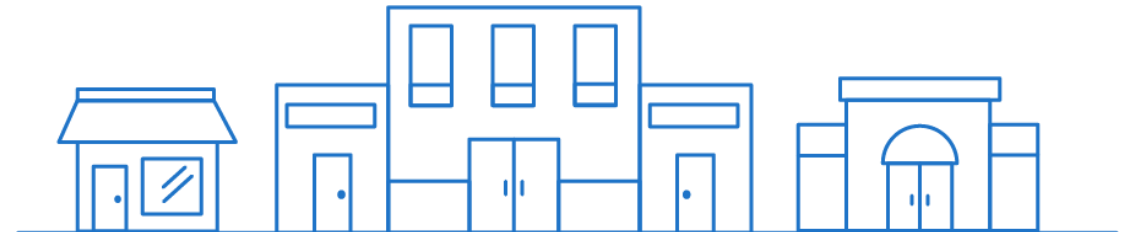
1. Increase the availability of a mix of housing types & encourage infill development



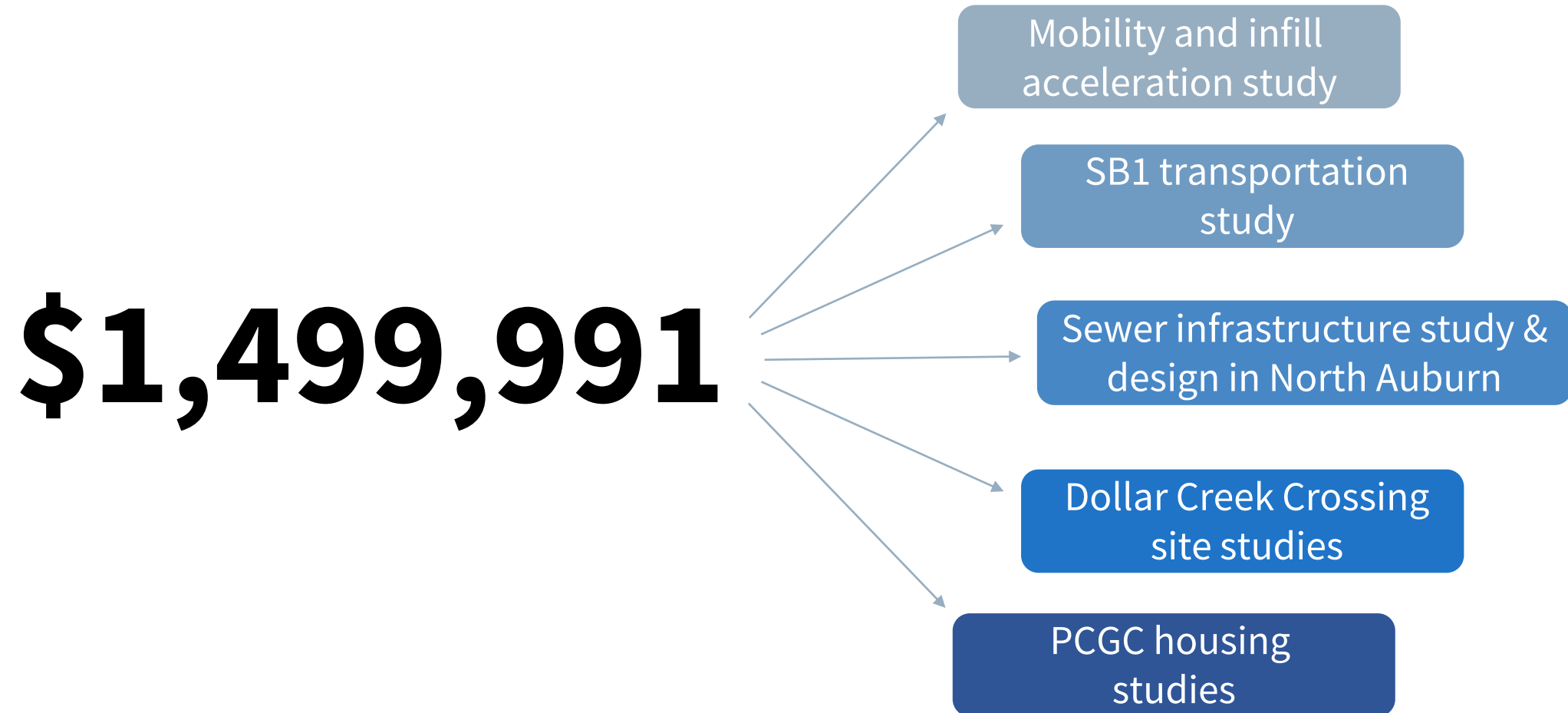
2. Reduce Vehicle Miles Travelled (VMT) per capita



3. Improve employment growth by reducing critical shortages of available housing for skilled workers



Addressing Barriers to Housing Production



Affordable Housing and Employee Accommodation Ordinance and Fee

Adopted 10/27/2020 and went into effect 1/1/2021

Purpose: To increase development of affordable housing for households earning 120% or below AMI.

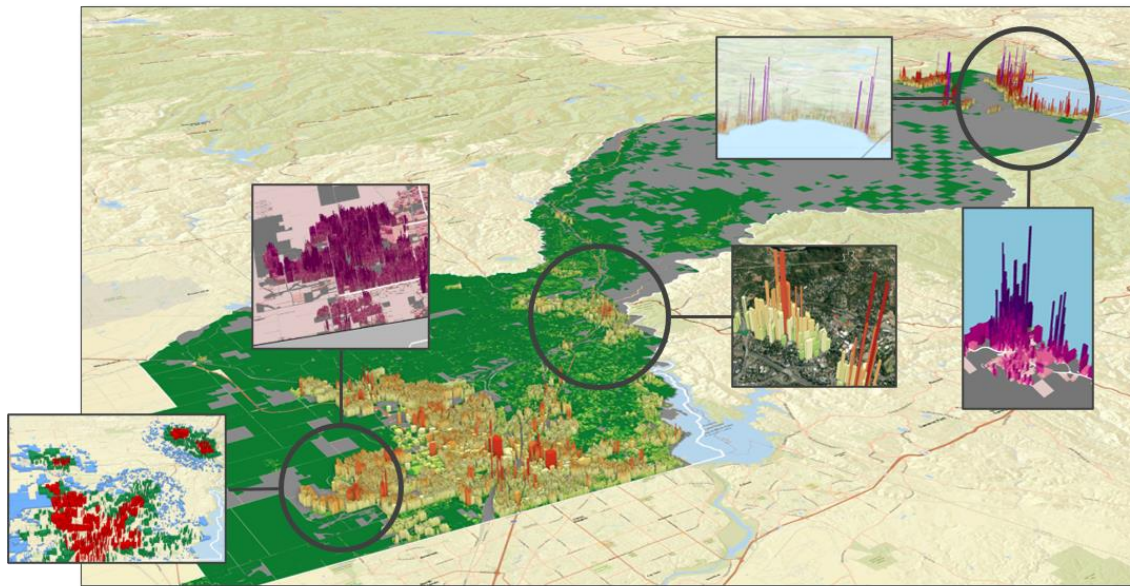
Affordable Housing Fee: Residential developments with 8 to 100 units have option to pay in-lieu fee of *\$2.00 per habitable square foot*.

Employee Accommodation Fee: Commercial developments in East Placer pay a *\$2.00 fee per net building area square foot*.

**Fees are not applicable to Specific Plans*

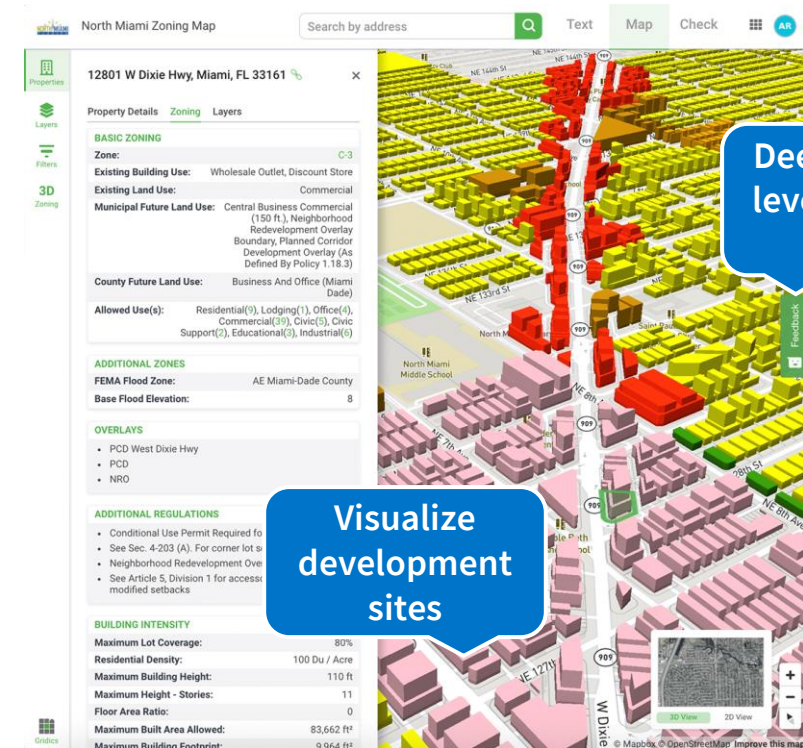
Capitalizing on New Technologies

Leverage emerging technology to provide high quality financial data and analysis.



URBAN3

Improve eServices' capabilities to meet customer needs.



Gridics

COVID-19 Assistance

Housing Assistance

Received **\$250,000** from HCD



Helped **47 families** stay in their homes; paying out to date \$75,945 in back rent and fees and assistance



Business Assistance

- The Board designated over **\$16.2 million** in grant funding to support businesses and nonprofits
- Awarded **\$103,765** from CDBG to provide local businesses with assistance loans



West Placer Affordable Housing Updates

Mercy Housing

Currently building a 78-unit affordable housing project located on the Placer County Government Center campus.



Sabre City

24 single family homes adjacent to Sabre City Park.



Project subject to deed restriction requiring at least 25% of residential units be made available at affordable cost to lower-income households.

East Placer Affordable Housing Updates



Hopkins Village

- 40 units of workforce housing
- Currently creating list of qualified buyers

Meadow View

- 56 units of workforce housing
- Broke ground in July 2020



Upcoming Development in East Placer

Dollar Creek Crossing

- Conducting site study to assist in planning/design development of site (Spring 2021)
- Anticipate starting environmental review (Summer 2021)

Tahoe Inn Redevelopment Project

Proposed infill redevelopment project that could result in **51 multi-family units and 60 multi-person units** helping to reduce workforce housing gap in Tahoe region

Continued Investment in East Placer

Tahoe Truckee Workforce Housing Agency (TTWHA – JPA)

Consider joining the new JPA to increase opportunity for future workforce housing project development.

Workforce Housing Preservation Program

- Program to preserve existing housing stock for Placer workforce
- Will provide financial incentives to households who deed restrict their homes for local workers for up to 55 years
- Committed \$500,000 to fund housing preservation awards for the first year

Tahoe Tourism Business Improvement District (TBID)

Collaborating with the Resort Association to reinvest \$4.1M towards workforce housing and transit services to foster economic development



Works in Progress

- Placer County Government Center (PCGC) Development
 - Completing feasibility and marketing studies on the site
- Parking Exemption Pilot Program in Tahoe
- Regional Planning and Collaboration
- Opportunity sites
- Funding
 - Applying for \$350,000 for master plans of Highway 49 Corridor and Bowman Road Area
 - Applying for Community Development Block Grant (CDBG) for additional COVID-19 Business Assistance for up to \$1,390,690 in support
 - Consider applying for another CDBG grant for up to \$1.5M in support of affordable housing and economic development

Planning for Resilient Communities



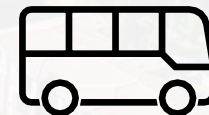
Build New
Homes



Promote Economic
Development



Maximize Use of
Existing Infrastructure



Provide Alternative
Transportation



Create Diverse and
Affordable Housing